Arun District Council

Date Inspected: 19th January 2018

Planning Officer: Amber Willard

Planning Application Ref: **EG/97/17/T**

Location: **8 & 9 Holmdale, Wandleys Lane, Eastergate**

Description of works: Reduce lateral growth of 3 No.Oak trees by 3m.

Reasons Given: To allow light into garden and property

Comments on Application:

Pedunculate oak x3 *Quercus robur* Height: 14 - 20m Average Spread: 6 - 10m Age: Early-mature/Mature

- The extent of work applied for exceeds that which has been previously undertaken (granted consent).
- Repeat pruning of low branches affecting the reasonable enjoyment and use of adjacent residential property will be necessary throughout the remaining life-span of these trees.
- Trees were viewed from both Wandleys Lane and the rear garden of 8 Holmdale. They are in close proximity to one another along the rear boundary of property and while variable in age and stature, contribute to the local landscape both as individuals and with group value.
- They are visible from the roadside as well as adjacent properties and are a major constituent of an established boundary-line formed predominantly by oak trees.

Conclusions:

- The landscape character of this semi-rural lane is defined largely by the roadside native trees, which are predominantly oak as described above. Their retention is highly desirable.
- The residential dwellings in Holmdale have relatively small rear gardens facing due south-east, an aspect that is dominated by the somewhat over-bearing presence of these trees. The trees are situated on higher ground and the seasonal 'nuisance' that must occur will be excessive on occasion. This would have been foreseeable at the time development at the site was under consideration; as such this compels us to permit the periodic reduction back of branches on the trees Western aspect, when applied for.
- Any pruning work must be proportionate considering the height of trees and their distance to property, in the interests of abating nuisance to householders. A balance must be struck to ensure the health of and amenity provided by the trees is not unduly compromised. I am satisfied that past works permitted (lateral reduction of branches and crown lifting) achieved the upper limit of what is reasonable.
- There is insufficient extension of new growth since the last major pruning operation to repeat such work, and yet this application seeks to further reduce the branches back beyond where last pruned to. This is excessive and would have a negative effect on the trees long-term vitality and spoil their appearance, with a corresponding loss of amenity value.

Recommendations:

- I recommend **REFUSAL** for this application.

Mark Warwick

Tree Officer / Parks and Greenspace Team